

SEOUL OFFICE LEASING

JANUARY 2022 Monthly Market Review

Survey Overview

Target Areas	All districts in Seoul and Pangyo & Bundang districts
Target Samples	Commercial properties of 4 stories or more, and with a gross floor area of 1,000m ² (=300py) or more
Survey Method	Telephone enquiry, publications from property management and Korea's government
Main Focus	Market trend in a property industry, changes in vacancy rate and tenants' inflow/outflow etc.
Survey Period	One calendar month, December 2021
DB Mangement	Okey Research Center has carried out our research with a large numbers of sample data and provided the vacancy and rent information of office buildings via our office lease platform 'OKEY- Office Key'.
Exchange Rate	1 USD = 1,202.50 KRW (0.83 USD = 1,000 KRW) as at 6 January 2022

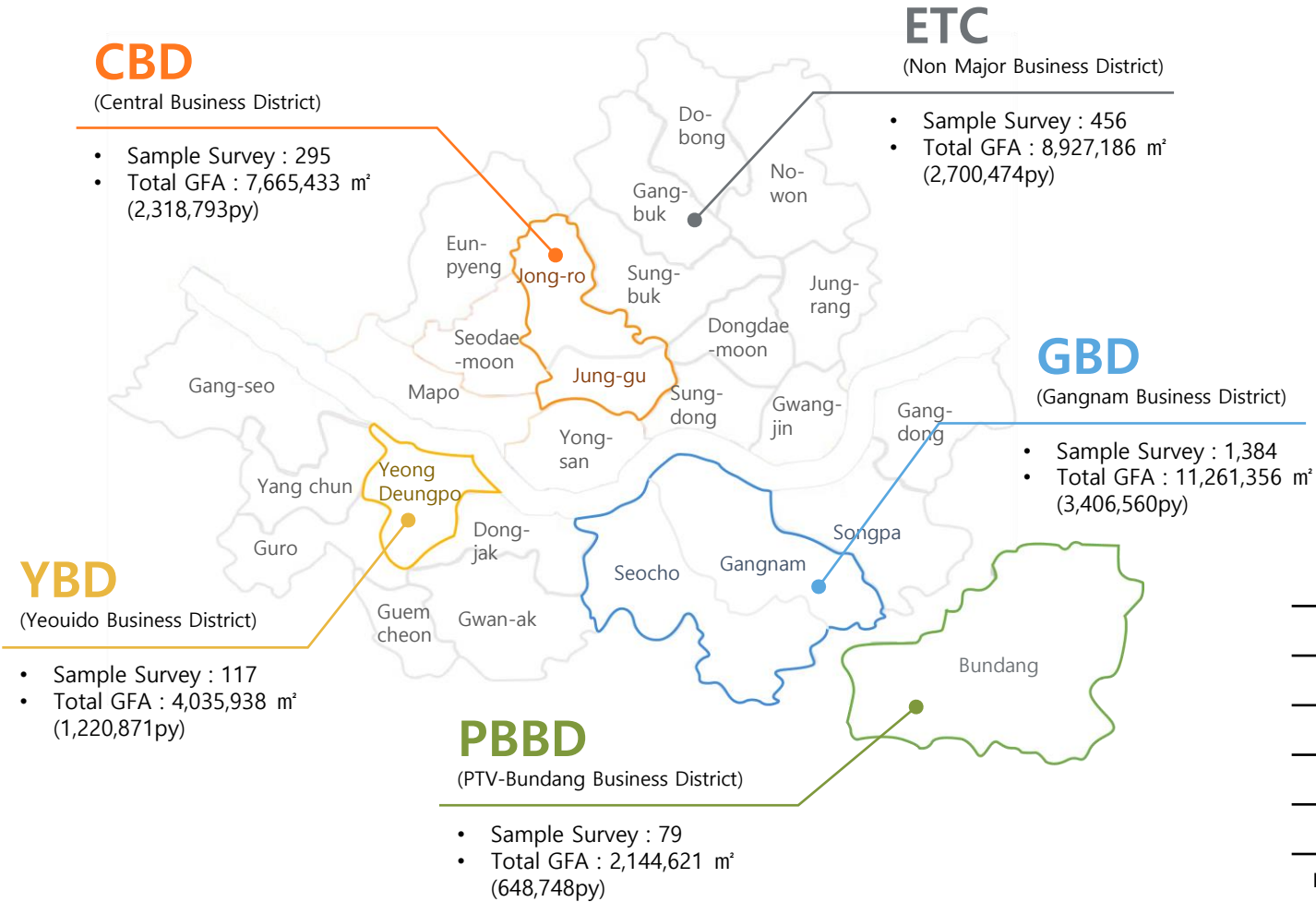
5 Regional Divisions in Seoul

CBD Central Business District	GBD Gangnam Business District	YBD Yeouido Business District	ETC Non Major Business District	PBBD PTV-Bundang Business District
Jongro-gu, Jung-gu, etc.	Gangnam-gu, Seocho-gu, etc.	Yeouido, Yeongdeungpo-gu etc.	Songpa, Mapo, Yongsan and other areas outside Central Seoul	Pangyo Techno Valley, Bundang-gu in Sunngnam-si etc.

Categories of Office Buildings by Their Sizes

OKEY	P Grade Prime Building	S Grade Large Building	A Grade Large-Medium	B Grade Medium-Small	C Grade Small Building
Gross Floor Area	49,587m ² (15,000py)	23,140m ² (7,000py)	13,223m ² (4,000py)	Above 3,3067m ² (Above 1,000py)	Under 3,306m ² (Under 1,000py)
Lease Area of Sample Floor	1,653m ² (500py)	992m ² (300py)	661m ² (200py)	Above 496m ² (Above 150py)	Under 496m ² (Under 150py)

Sample Size of Each District



Building Survey : Total 2,331

	P	S	A	B	C
CBD	44	70	36	84	61
GBD	28	85	93	448	730
YBD	19	24	32	36	6
ETC	48	61	63	138	146
PBBD	11	18	13	30	7

• NOC (Net Occupancy Cost)

The cost that 1m² of GFA incurs to a tenant who rents the property.
NOC can be useful to compare between different types of office buildings.



SBD Seoul Capital Area

Vacancy rate

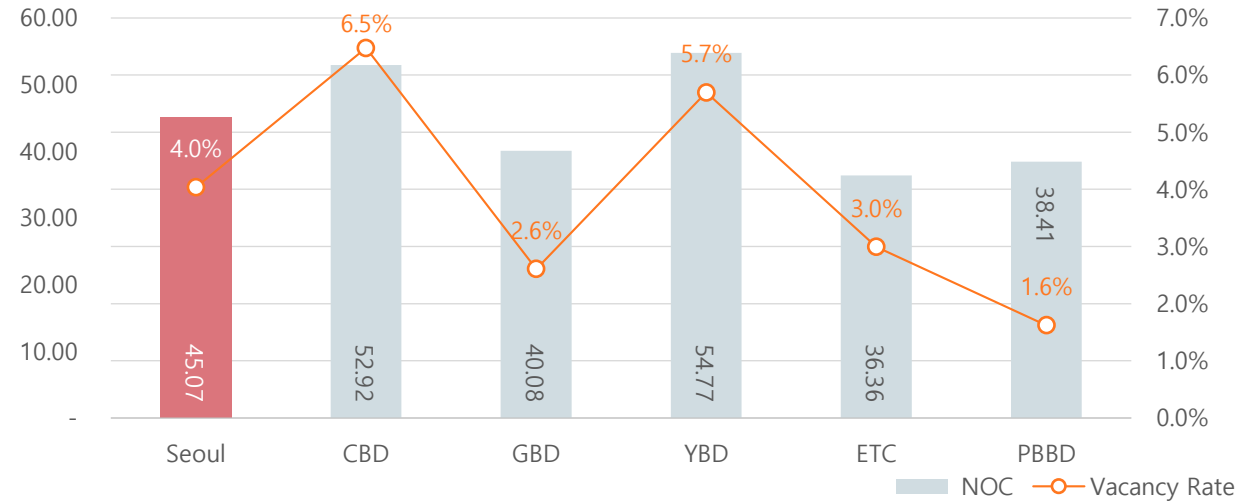
4.03% ↓

Avg, NOC

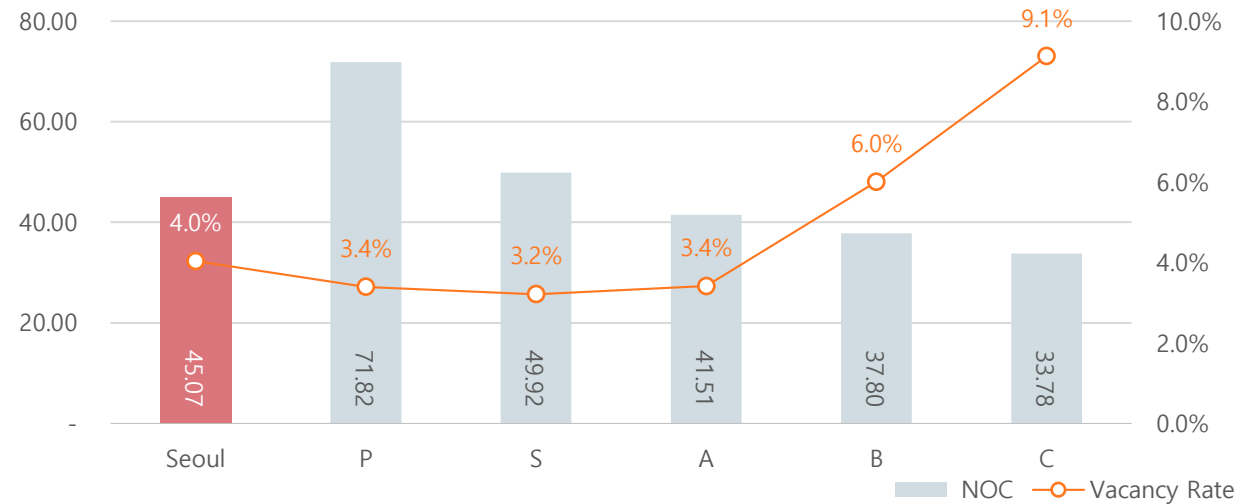
\$ 45.07 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
20.18	238.94	7.01

The average vacancy rate of the office buildings in Seoul is 4.03 % as at December 2021, and the average NOC is \$ 45.07.



■ Vacancy Rate & NOC in Seoul and Each District



■ Vacancy Rate & NOC in Seoul & Each Building Category

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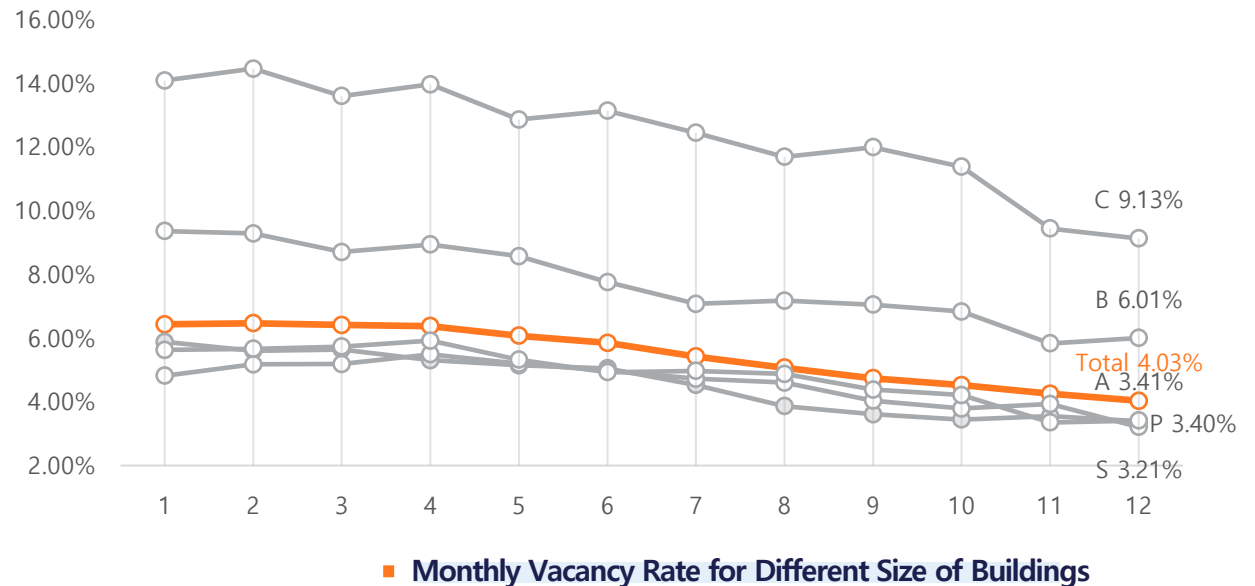
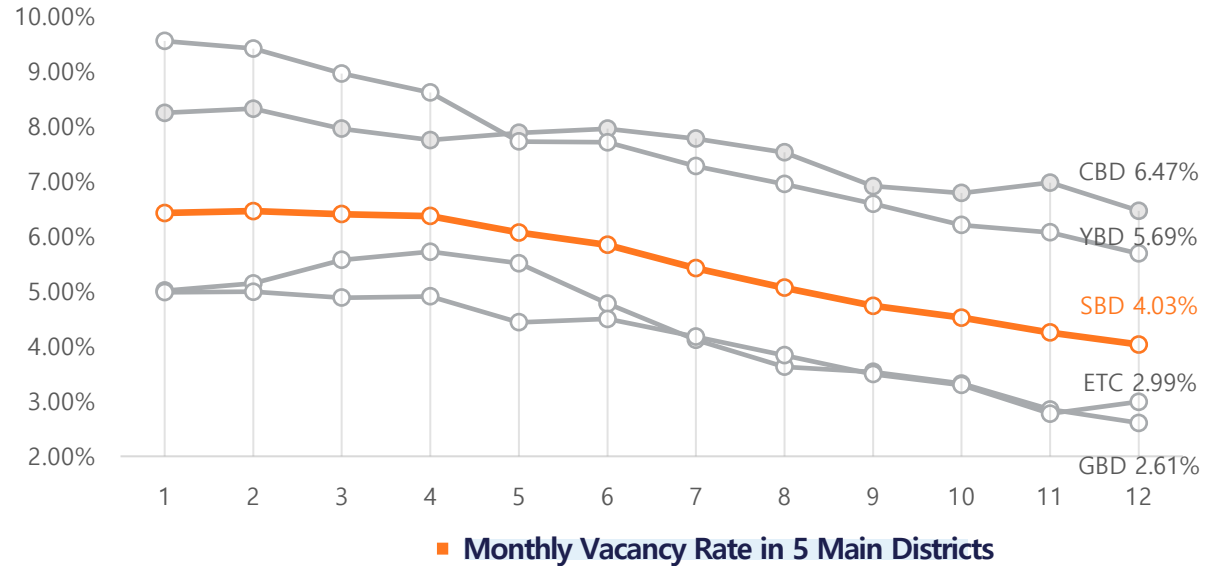
SBD Seoul Capital Area

The following charts indicate the vacancy level of Seoul during December 2021.

The two floors of total 11,410m² in Centropolis in CBD, currently occupied by SSG Dot-com, are going to come out to the market by mid this year,

And the two and half floors of total 6,820m² in Center-1, currently occupied by The Boston Consulting Group, already came out the market.

Fastfive signed the lease agreement with 99 Building in GBD, moving into the office space of 2,610m² in the building, and Gomi Corporation signed the agreement with ICT Tower, moving into the three-storey office space of 1,820m². In YBD, Cowell Fashion and Woori Asset Management moved into the office space of 7,370m² in Parc1 Tower One, and Honors Asset Management and other tenants moved into the office space of 20,710m² in Parc1 Tower Two. On the other hand, Welcome Finance Group and its affiliates decided to move into their new office building in Yongsan, from G-valley Business Plaza, and this created the additional vacant units of 15,750m² in G-valley Business Plaza.





CBD Central Seoul

Vacancy rate

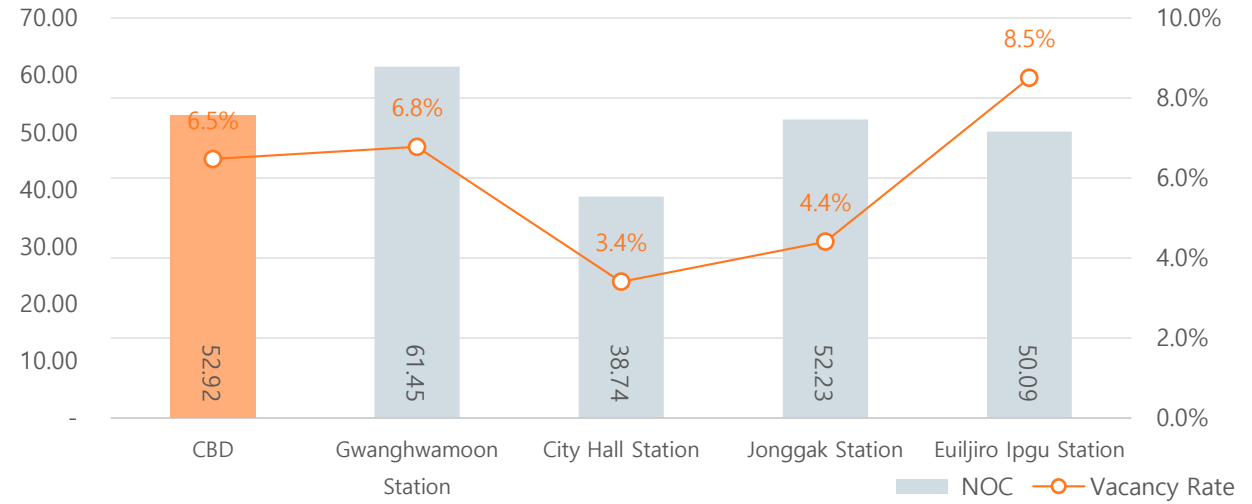
6.47 % ↓

Avg, NOC

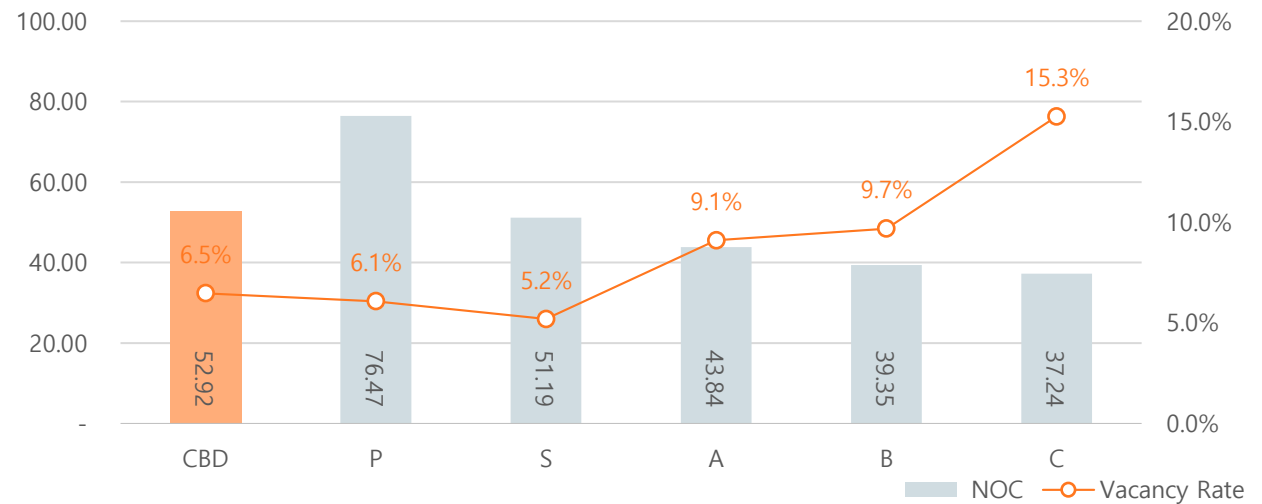
\$ 52.92 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
22.58	231.27	8.90

The average vacancy rate of the office buildings in CBD is 6.47 % as at December 2021, and the average NOC is \$ 52.92.



■ Vacancy Rate & NOC in Central Business District (CBD)



■ Vacancy Rate & NOC for Different Sizes of Building in CBD



GBD Gangnam

Vacancy rate

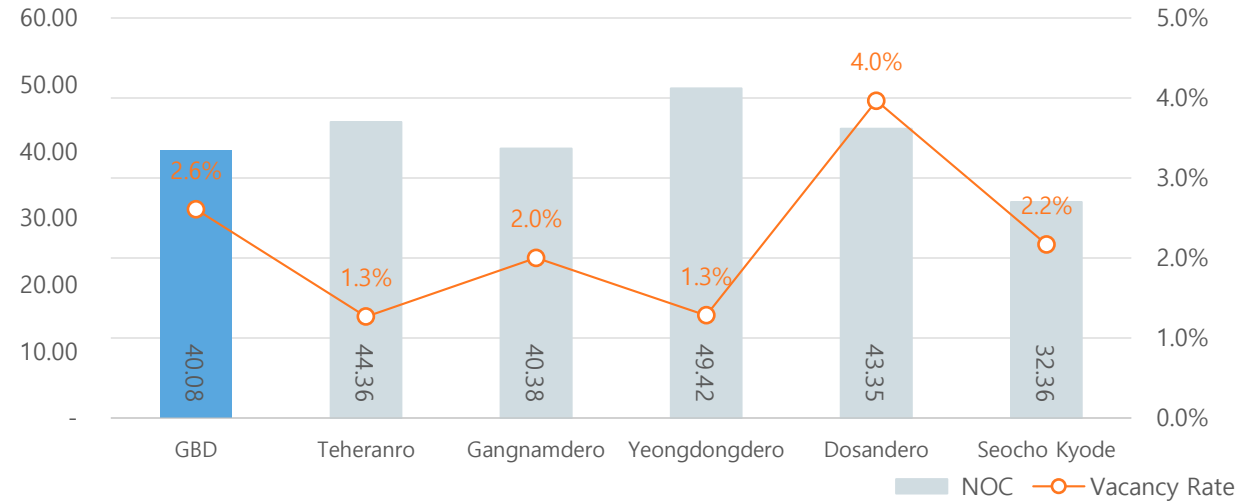
2.61 % ↓

Avg, NOC

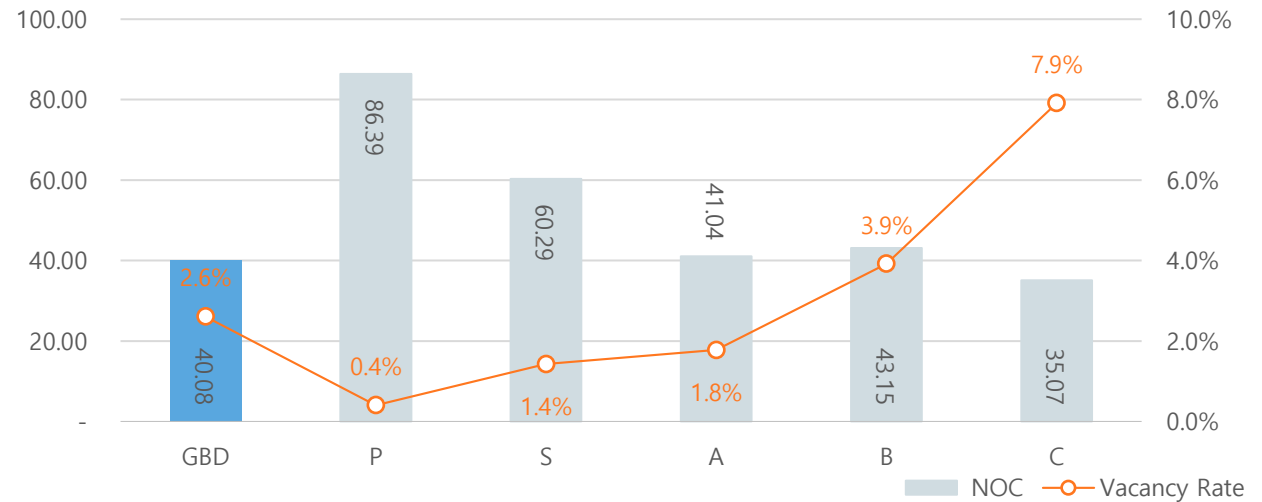
\$ 40.08 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
21.50	299.70	5.79

The average vacancy rate of the office buildings in GBD is 2.61 % as at December 2021, and the average NOC is \$ 40.08.



■ Vacancy Rate & NOC in Gangnam Business District (GBD)



■ Vacancy Rate & NOC for Different Sizes of Building in GBD

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YBD Yeouido & Yeongdeungpo

Vacancy rate

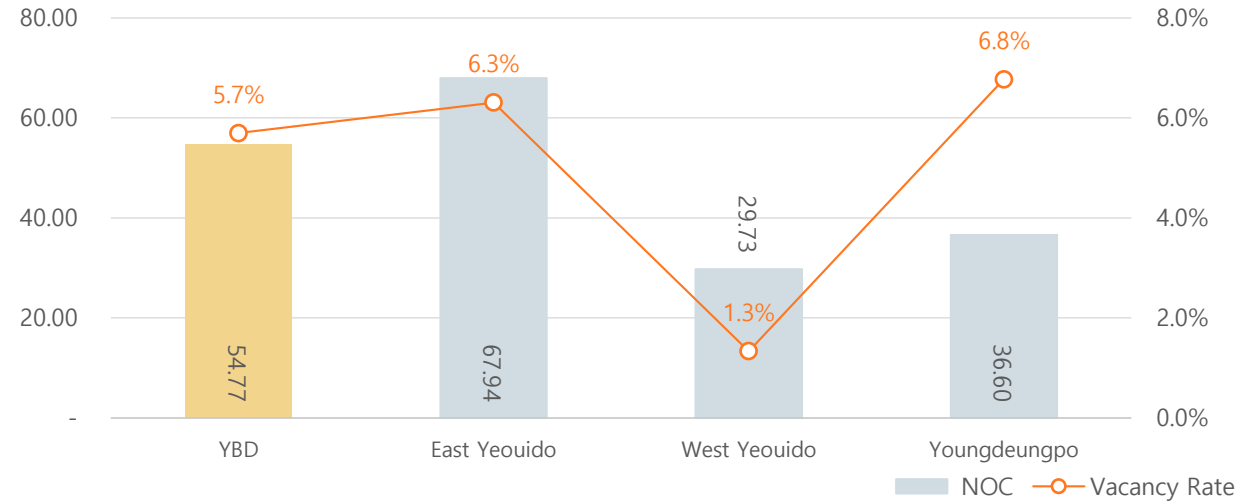
5.69 % ↓

Avg, NOC

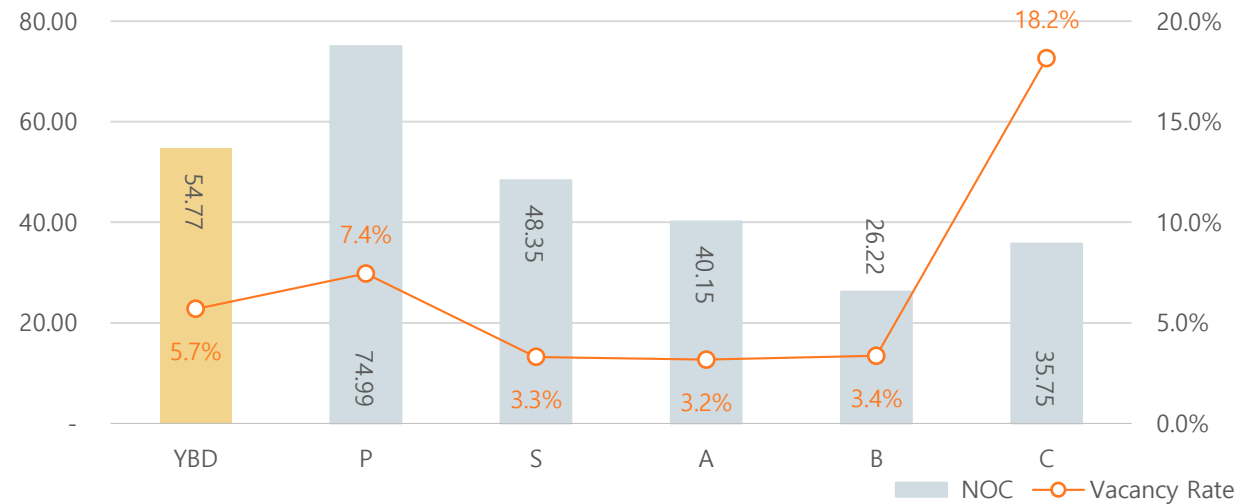
\$ 54.77 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
19.61	207.11	8.31

The average vacancy rate of the office buildings in YBD is 5.69 % as at December 2021, and the average NOC is \$ 54.77.



■ Vacancy Rate & NOC in Yeongdeungpo Business District (YBD)



■ Vacancy Rate & NOC for Different Sizes of Building in YBD

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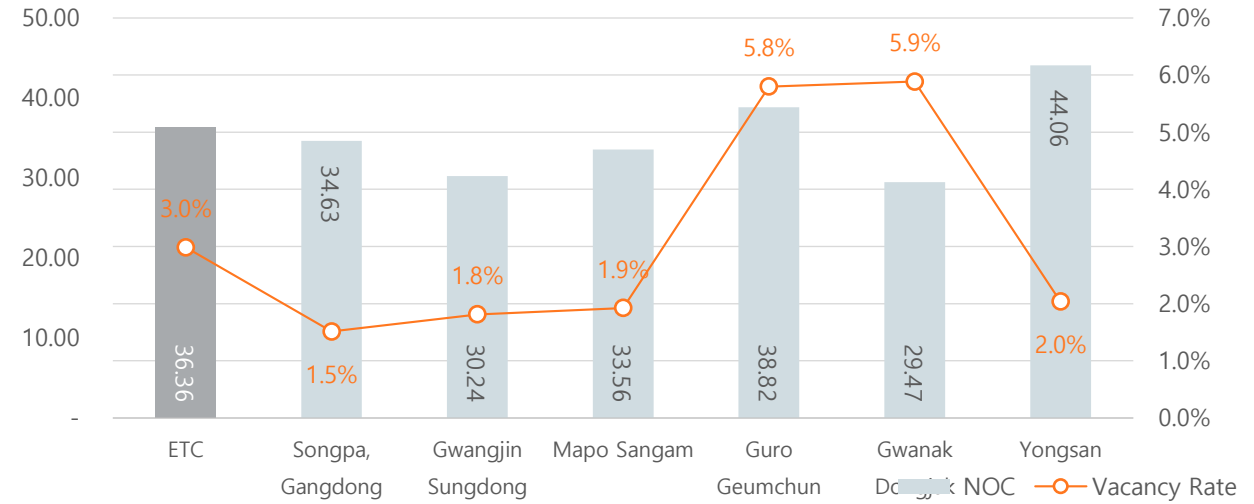
ETC Other District in Seoul

Vacancy rate

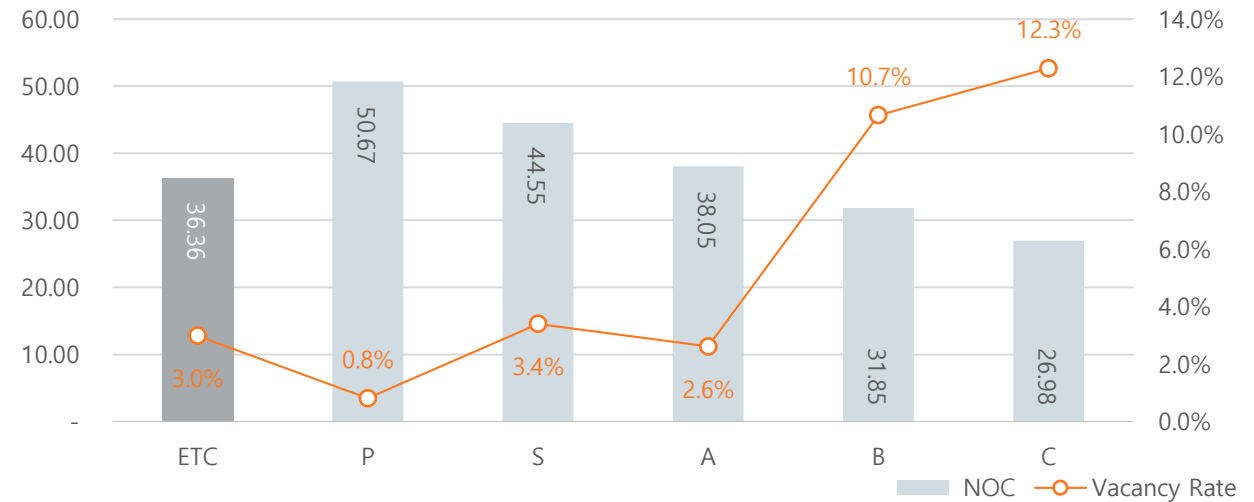
2.99 % ↑

Avg, NOC

\$ 36.36 ↓



■ Vacancy Rate & NOC in Other District in Seoul (ETC)



■ Vacancy Rate & NOC for Different Sizes of Building in ETC

Avg. Rent	Avg. Deposit	Avg. Management. Fee
15.22	187.85	5.03

The average vacancy rate of the office buildings in ETC is 2.99 % as at December 2021, and the average NOC is \$ 36.36.

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PBBD PANGYO & BUNDANG

Vacancy rate

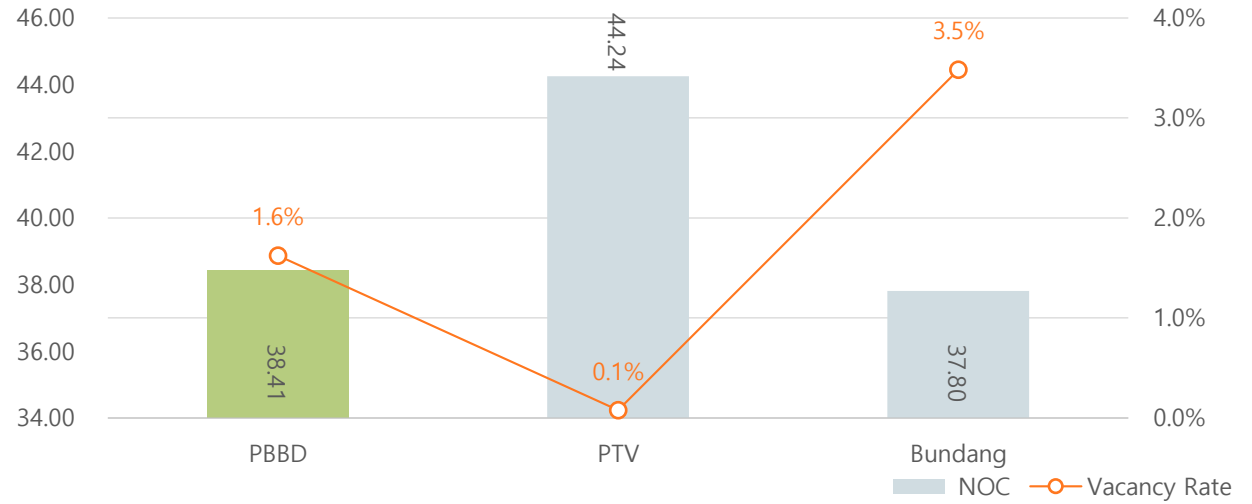
1.62 % ↑

Avg, NOC

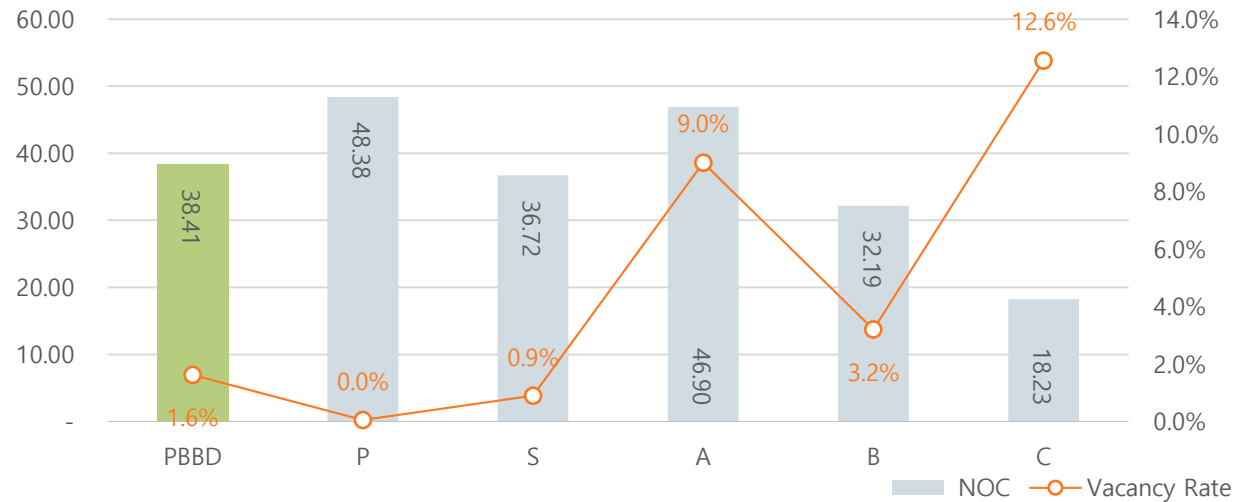
\$ 38.41 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
13.94	168.65	6.26


The average vacancy rate of the office buildings in PBBD is 1.62 % as at December 2021, and the average NOC is \$ 38.41.



■ Vacancy Rate & NOC in Pangyo & Bundang Business District (PBBD)



■ Vacancy Rate & NOC for Different Sizes of Building in PBBD



Overall
Lease status

Market	Submarket	Gross Leasing Area	Avg. Deposit	Avg. Rent	Avg. Mgmt. Fee	Avg. NOC	Vacancy rate
CBD	Gwanghwamoon Station	933,102	258.36	26.05	9.42	61.45	6.78%
	City Hall Station	901,345	168.92	16.77	7.62	38.74	3.40%
	Jonggak Station	1,075,378	223.20	21.95	8.86	52.23	4.40%
	Euiljiro Ipgu Station	817,587	199.58	20.78	9.01	50.09	8.50%
GBD	Teheranro	3,521,742	292.94	21.95	6.53	44.36	1.27%
	Gangnamdero	1,796,244	324.20	23.16	5.46	40.38	2.00%
	Yeongdongdero	666,593	261.18	23.72	6.58	49.42	1.28%
	Dosandero	328,552	321.85	23.18	6.78	43.35	3.96%
	Seocho Gyodae	494,438	298.33	15.79	6.18	32.36	2.17%
YBD	East Yeouido	2,989,323	243.29	23.32	9.47	67.94	6.31%
	West Yeouido	544,338	120.10	11.95	7.14	29.73	1.33%
	Youngdeungpo	502,278	164.25	14.72	6.10	36.60	6.77%
ETC	Songpa, Gangdong	1,912,820	209.66	14.68	5.09	34.63	1.51%
	Gwangjin Sungdong	795,382	234.55	15.69	3.84	30.24	1.81%
	Mapo Sangam	2,238,647	161.80	14.35	5.52	33.56	1.94%
	Guro Geumchun	887,914	151.15	14.31	3.60	38.82	5.80%
	Gwanak Dongjak	642,265	235.87	13.84	4.11	29.47	5.88%
	Yongsan	1,302,033	241.95	19.98	6.86	44.06	2.03%
PBBD	PTV	1,171,012	167.64	15.19	5.51	44.24	0.08%
	Bundang	973,609	168.76	13.81	6.34	37.80	3.48%



Land Use
Information
by District

District	Building Name	Address	Land Use	GFA (m ²)	Completion
GBD	HDC Labs Tower	Seochogu Seochodong	Office Facilities	7,982	25-Nov
	Seocho Medical Tower	Seochogu Bangbedong	Educational Facilities	4,795	10-Nov
	Asia Media Center	Gangnamgu Yeoksamdong	Office Facilities	3,474	04-Nov
YBD	Lead One Center	Youngdeungpogu Dangsandong 3ga	Factory	35,782	11-Nov
	Genexine ProGen Bio Innovation Park	Gangseogu Magokdong	Educational Facilities	39,079	15-Nov
ETC	Seoul Forest A1 Tower	Sungdonggu Sungsoodong 1ga	Factory	36,501	04-Nov
	Haus D Gasan	Geumchungu Gasandong	Factory	26,481	12-Nov
	Seoul Startup Hub M+	Gangseogu Magokdong	Office Facilities	21,600	11-Nov
	Business Tower	Dongdaemoongu Jangandong	Automobile Facilities	7,752	10-Nov
	Itaewon Retail Building	Yongsangu Itaewondong	#2 Commercial Area	6,494	05-Nov
	Pax Avenue	Gangdonggu Gangildong	#2 Commercial Area	5,207	02-Nov
	PBBD	Sungji Air Conditioning Tech	Sungnamsi Bundanggu	#2 Commercial Area	1,043

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